

Residential Study Group (RSG)
February 24, 2017
Arlington Town Hall, First Floor Conference Room
8:30-10:15 AM
MEETING SUMMARY

Attendees: Steve McKenna, Town Manager appointee; Pasi Miettinen, Town Manager appointee; Wynelle Evans, Town Manager appointee; Laura Wiener, Planning and Community Development; Adam Chapdelaine, Town Manager; Jonathan Nyberg, industry representative; Mike Byrne, Inspectional Services; Liz Pyle, Town Meeting Member; Christine Bongiorno, Director of Health and Human Services; Doug Heim, Town Counsel; Andrew Bunnell, Arlington Redevelopment Board.

Jenny opened the meeting. Following introductions, Doug presented his memo about Town Bylaw amendments for Spring Town Meeting. Two options were described. Option 1 combines the 4 warrant articles into 3 Bylaw Articles, and Option 2 has only 2 Bylaw Articles. Both options cover all the same changes. Doug stated they are all within scope.

Pasi noted concerns by owners that Article A concerning Notifications could elongate building permit process, and add uncertainty. Doug responded that this would expand a notice requirement that already exists. Liz noted that a Building Permit with notice shortens the appeal period, so would decrease uncertainty. Wynelle asked about applicability on private ways. Doug responded that in the notice section there is no difference between public and private ways. Some protection is still provided for private ways. In practical terms, litigation is required to force a developer to make repairs to public or private ways.

Doug requested that members continue to review the draft document and send wording changes to him directly.

Mike confirmed that on a non-conforming lot, these requirements would apply to a situation where an owner is adding 750 sf to the footprint. Doug added that he is trying to keep this Town Bylaw amendment out of zoning.

Article D—Doug will add graduated fines to correspond with zoning violation fines.

Construction hours, Group agreed to 8-6 on weekdays and 9-5 on weekends and legal holidays.

Option 1 is A, and B+C. Option 2 is A+B+C. In both cases Article D, Site Maintenance Requirements, remains separate. This presents a strategic question for discussion at next RSG meeting.

Discussion of the Zoning Bylaw Amendment to amend the definition of Open Space, Usable, was postponed to next meeting.

Next meeting is Monday, February 27, 6PM.